



Yarrabilba, 46 Expedition Road

SOLD By Christie Smith

Spacious Family Living on 576m² with Side Access —Vacant and Ready to Move In!

AUCTION —46 Expedition Road, Yarrabilba

Auction Date: Wednesday, 23 April 2025

Auction Time: 5:30pm

Location: LJ Hooker Yarrabilba Office - Level 1, 32 Everglade Street, Yarrabilba

Register to Bid: <https://buy.realtair.com/properties/163963>

Welcome to 46 Expedition Road, a beautifully presented family home that perfectly combines space, style, and comfort. Situated on a generous 576m² block in a sought-after pocket of Yarrabilba, this modern residence is vacant and ready for you to move in with no delays —just unpack and enjoy!



For Sale

Auction - 23 April - Must Sell

View

ljhooker.com.au/1ZQGHGS

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LJ Hooker Property Complete
1300 360 388

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Offering 4 generously sized bedrooms with built-in robes, plus a versatile 5th bedroom or study, this home caters effortlessly to growing families or those needing extra space to work from home.

The heart of the home is the stylish, well-appointed kitchen featuring a 900mm stainless steel cooker, walk-in pantry, and contemporary finishes —ideal for the home chef. High ceilings and timber-look flooring create a warm, open feel, while ducted air conditioning ensures year-round comfort.

Both bathrooms are fresh and modern, complementing the home's overall quality and design. Step outside and enjoy the spacious backyard —there's side access perfect for parking a caravan, trailer, or boat, and plenty of room for the kids and pets to play.

Features you'll love:

- 4 bedrooms with built-in robes + 5th bedroom or study.
- Modern kitchen with 900mm stainless steel gas cooker, dishwasher & walk-in pantry.
- High ceilings, timber-look floors & ducted air conditioning.
- Stylish bathrooms with quality finishes.
- Solar Panels including battery pack.
- Side access —ideal for caravan or trailer storage.
- Vacant and ready to move in —no waiting necessary!

Current Rental Appraisal \$725 p/w to \$750 p/w.

Don't miss this incredible opportunity to secure a spacious family home in a fast-growing community. Whether you're upsizing, investing, or buying your first home —46 Expedition Road ticks all the boxes.

Contact us today for auction details and inspection times.

Yarrabilba is great combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine.

A new generation community ready for you to grow your business, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands.

Everything you want in life is already within reach at Yarrabilba, with over 14,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 schools with more to come, 5 early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

COMMUNITY GROUPS:



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Yarrabilba Cricket Association
Yarrabilba Touch Association
Yarrabilba Basketball
Yarrabilba Community Association/Yarrabilba Connect
5FOLD Op Shop

SHOPPING:

Coles
McGuire's Cellars
Just Crazy Bargains
Silly Solly's
Cignall Tobacconist, Lottery, Newsagent and Vape store
Yarramart Vape and Tobacco

GENERAL SERVICES:

x2 Ampol Service Stations
Yarrabilba Vet Clinic
Excel Laundromat
Bridgestone Tyres and Auto
Auto Masters
Ultratune
Storage King
Kennards Self Storage
Yarrabilba Queensland Ambulance Station
Yarrabilba Fire & Rescue Station
EMF Fitness & Recovery Yarrabilba
Anytime Fitness
Snap Fitness
Fitstop Yarrabilba

HAIR AND BEAUTY:

City Cave
Thairapy Hair & Beauty
BOHO Boutique
Ardor Beauty
Razor Bros Barber Shop
Faded Ink and Barber
True Nails & Foot Spa
Gold Class Nails
Koco Hair Studio
Beauty by Savi
Envy Aesthetic Ink & Beauty
Vibe Massage and Aesthetics
Meridian Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals
ACS Legal Solutions
Australian Conveyancing Solutions
Mortgage Choice



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FOOD:

- Yarrabilba Hotel
- Yarrabilba Coffee Hub
- Café 63
- That Wrap Place
- McDonalds
- Red Rooster
- Dominos
- Crisp Pizza
- Jimbos Fish and Chip
- Golden Lor Chinese Restaurant
- Sushi Paradise
- Guru —Fine Indian Cuisine
- Pikoon Thai Restaurant
- Yarrabilba Bakery
- Rainbow Bakery

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1ZQGHGS
Property Type	House
House Size	214 m ²
Land Area	576 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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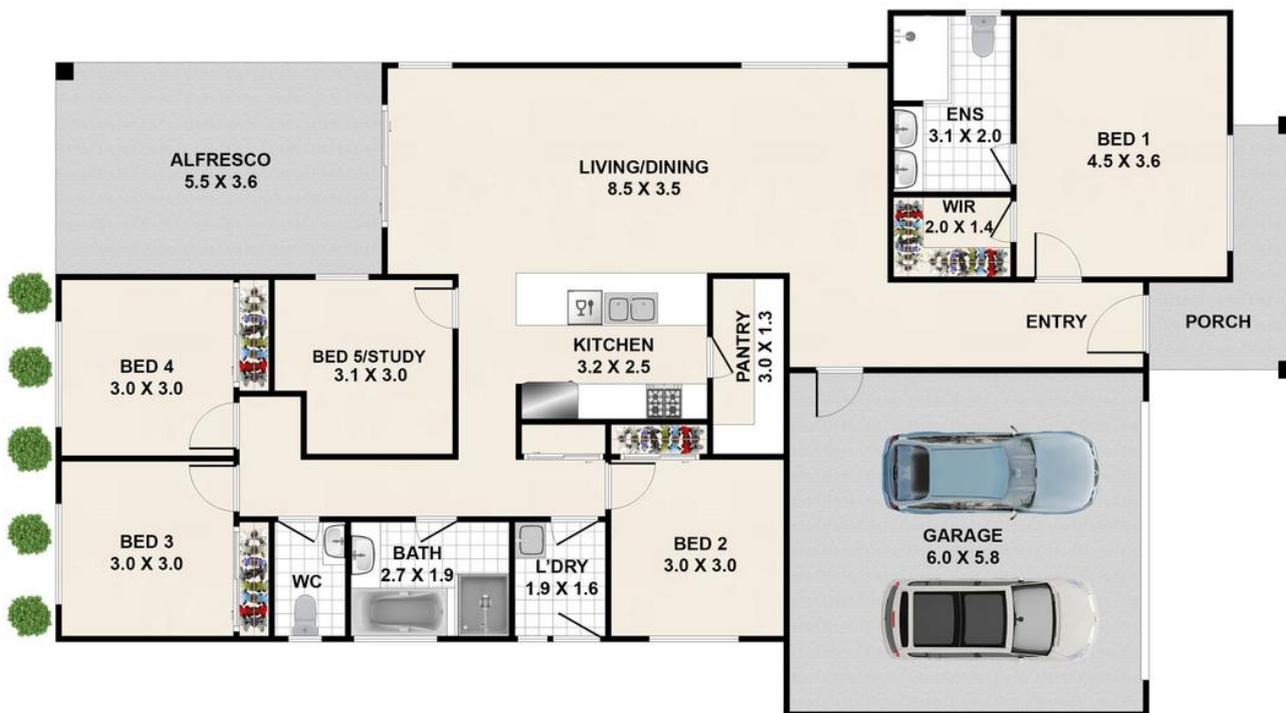
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46 Expedition Road, Yarrabilba



4 | 2 | 2 | 215 Sqm | |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown



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